A BUYER'S GUIDE

8 Mistakes to Avoid While buying a property

You've been saving for a while, weighing your options, looking around casually. Now you've finally decided to do it—you're ready to buy a house. The process of buying a new home can be incredibly exciting, yet stressful, all at once. Where do you start?

It is essential you do your homework before you begin. Learn from the experiences of others, do some research. Of course, with so many details involved, slip-ups are inevitable. But be careful: learning from your mistakes may prove costly. Use the following list of pitfalls as a guide to help you avoid the most common mistakes.



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Clear advice. Full-service support. A smarter way to sell.

Every home and market is different. This guide is general information; your buying strategy should be tailored to your property and current market conditions.

The 8 Mistakes

A practical checklist for a smoother home-buying experience. 8th mistake is the MOST important.

1. Not Getting Mortgage Pre-Approval Before House Hunting

Many buyers start viewing homes before understanding how much they can afford.

- Not knowing their true purchasing power.
- Forgetting about closing costs and other expenses.
- Assuming mortgage pre-qualification guarantees final approval.
- Falling in love with a property outside their budget.

My advice: Get a proper mortgage pre-approval before starting your home search, and understand your monthly payments, interest rate, and affordability.

> **Pre-approval helps you understand your budget.**

2. Choosing a Property Based on Emotions Instead of Research

A beautiful kitchen, stunning staging or attractive backyard can make buyers overlook important issues.

- Falling in love with the décor rather than the property.
- Ignoring the neighbourhood and surrounding developments.
- Overlooking the home's resale potential.
- Making rushed decisions because of competition.

My advice: Look beyond appearances. Consider location, layout, condition, future resale value and your long-term needs.

> **Look beyond the staging!**

3. Skipping the Home Inspection

This can become one of the most expensive mistakes.

In Edmonton, pay particular attention to:

- Foundation cracks and signs of water infiltration.
- Roof condition and age.
- Furnace, hot water tank and HVAC systems.
- Attic insulation and ventilation.
- Basement moisture and grading around the property.

My advice: Whenever possible, include an appropriate home inspection condition and hire a qualified professional.

> **Saving $500-$700 for home inspection can be costly!!**

The 8 Mistakes

Continued: presenting your home, reaching buyers and protecting your interests

4. Not Researching Property Taxes and Additional Ownership Costs

The purchase price is not the only expense involved in owning a home.

Buyers sometimes forget about:

- Edmonton property taxes.
- Home insurance.
- Utilities and heating costs.
- Condo fees, where applicable.
- Maintenance and unexpected repairs.
- Legal fees and land title registration costs.

My advice: Calculate the total monthly cost of ownership, not just the mortgage payment.

> **Learn about all costs involved rather than just mortgage payment.**

5. Not Researching the Neighbourhood Properly

Two homes with similar prices can offer very different lifestyles depending on their location.

In Edmonton, buyers should research:

- Nearby schools, parks, shopping and public transportation.
- Future residential and commercial developments.
- Traffic, road access and commute times.
- Neighbourhood amenities and planned infrastructure.
- Nearby construction or vacant land that may be developed.

My advice: Visit the neighbourhood at different times of the day. Research future development plans and make sure the location suits your lifestyle.

> **Choose your new property's location wisely.**

6. Not Reviewing Condo Documents Before Buying a Condo

This is especially important for buyers purchasing apartments, townhouses or condominium properties. A low condo fee does not necessarily mean it's a good investment.

Things to investigate include:

- Reserve fund balance and reserve fund study.
- Current financial statements and annual budget.
- Previous and upcoming special assessments.
- Board meeting minutes.
- Pending repairs, lawsuits and insurance concerns.
- Condo bylaws regarding pets, rentals and parking.

My advice: Have the condo documents professionally reviewed before waiving your document-review condition.

> **Saving $300-$600 on professional condo reviewer can be very costly!**

The Final Step: Stay Informed

7. Not knowing and understanding your rights and obligations as listed in the Offer to Purchase:

Real estate agreements and related documents can contain important legal and financial obligations. Before signing, I make sure you understand the terms, timelines, conditions and responsibilities that apply to you in the Purchase Contract. With my assistance, I will ensure you thoroughly understand every component of the contract and are able to fulfill your contractual obligations.

> **Read carefully, ask questions and seek legal advice when needed.**

8. Choosing the Wrong Realtor

Choosing the right real estate agent is just as important as choosing the right property. An experienced Realtor's job goes far beyond simply showing you houses.

A knowledgeable agent should help you:

- Review the property's history and identify potential concerns.
- Carefully examine existing liens or registrations on title.
- Request the Real Property Report (RPR) and identify potential discrepancies.
- Ask important questions about previous water damage or basement flooding.
- Identify concerns that could lead to costly problems in the future if they haven't been properly resolved by the sellers.
- Guide you through negotiations, conditions and important paperwork.

My advice: Choose a Realtor who has the experience, knowledge and attention to detail to protect your interests. You need someone who looks beyond the property's appearance and helps you understand what you're actually purchasing.

A little about my experience: As a full-time real estate professional serving Edmonton and surrounding communities, my name has been consistently recognized and published among the **TOP 10 REAL ESTATE AGENTS IN EDMONTON on Rate-My-Agent.com** (in 2024 and in 2025). This recognition reflects my continued dedication, experience and commitment to my clients.

I believe every detail matters when buying a home. My goal is not simply to help you find a property, but to help you make an informed decision and avoid surprises after possession.

Your home-buying journey deserves the right guidance.

From understanding your budget and finding the right property to evaluating market value, negotiating offers and navigating the paperwork, I'm here to guide you through every step and help you make informed decisions with confidence. If you are considering buying a home, let's talk about your needs, your goals and what the current Edmonton real estate market has to offer.

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